





RIDER TO INDENTURE (TRUST DEED)

This Rider is attached to and forms an integral part of the Trust Deed made March 22, 1991 between Chicago Title and Trust Company, as Trustee under Trust Agreement dated February 4, 1991 and known as Trust Number 1094673, herein referred to as "Mortgagor", and Chicago Title and Trust Company, herein referred to as TRUSTEE, witnesseth:

- R1. In the event of a conflict between the terms and provisions of this Rider and the Trust Deed to which it is attached, it is the intention of the parties that the terms and the provisions of this Rider shall prevail.
- R2. For value received the undersigned individuals hereby guarantee the payment of the within Note in accordance with its terms together with all cost of expenses (including reasonable attorney's fees) paid or incurred in collection, hereby waiving presentment, demand notice, notice of protest and any statutory rights to insist upon initial proceedings against the maker thereof. Neither extension of time, substitution or surrender of collateral or other forbearance granted to the maker of the within note shall operate to relieve the undersigned from liability hereunder, hereby waiving all notice of such extension, substitution, surrender or other forbearance.
- R3. The entire indebtedness hereby secured shall, at the election of the Holder of the Note, become immediately due and payable upon twenty (20) days written notice to the Mortgagors or anyone claiming by, through or under Mortgagors, and thereupon the Trustee shall have the right, among others, to foreclose the Trust Deed, upon the happening of any one or more of the following:
- (a) The Mortgagors fail to pay any sum of principal or interest required to be paid herein or in the Trust Deed within twenty (20) days after the due date thereof;
  - (b) the Mortgagors fail to pay on demand the amount of any costs of the Holder of the Note, or the Mortgagee, with interest thereon, secured by the Trust Deed.
- R4. The Mortgagors reserve the right to prepay, in part or in full, the outstanding balance of this Note at anytime, and shall be entitled to an appropriate refund of any prepaid interest.
- R5. The Mortgagors agree that in order to more fully protect the security of the Trust Deed, Mortgagors shall deposit with Mortgagee's attorneys, Katz, Randall & Weinberg, 200 W. LaSalle Street, Suite 2300, Chicago, Illinois, 60601, on closing a sum equal to the tax proration given to Mortgagors at closing for the 1990 real estate taxes. At closing Mortgagor shall further deposit a sum equal to one-quarter of the 1990 real estate tax bill and every three months thereafter a sum equal to one-quarter of the 1990 real estate tax bill with Mortgagees' attorneys. Said sums shall be held by Katz, Randall & Weinberg in trust and said funds shall only be used for for the payment of real estate taxes when the same are due and payable. The holder of the note shall provide proof of payment of said taxes to the Mortgagor.

If at any time the funds so held by the Holder of the Note are insufficient to pay the real estate taxes when the same shall become due and payable, the Holder of the Note shall advise

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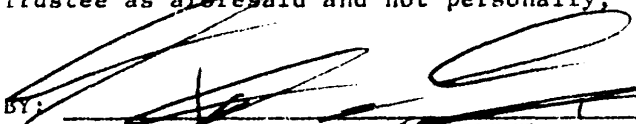
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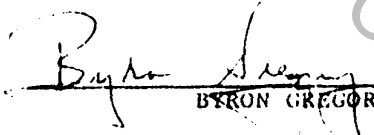
The Mortgagor of the insufficiency and Mortgagor shall, within ten (10) days after receipt of such notice, deposit with Katz, Randall & Weinberg such additional funds as may be necessary to pay such items.


IN WITNESS WHEREOF, Chicago Title and Trust Company, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid and not personally,

BY:   
ASSISTANT VICE-PRESIDENT

ATTEST:   
ASSISTANT SECRETARY

  
BYRON GREGORY

  
JOHN LEJA

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